

CITY PLANNING COMMISSION
Austin, Texas

Special Meeting -- July 12, 1962

The meeting of the Commission was called to order at 7:35 p.m. in the Council Room, Municipal Building.

Present

D. B. Barrow, Chairman
Howard E. Brunson
Edgar E. Jackson
S. P. Kinser
W. Sale Lewis

Absent

Pericles Chriss
Barton D. Riley
Emil Spillmann
W. A. Wroe

Also Present

Hoyle M. Osborne, Director of Planning

C2-53-4 ZONING ORDINANCE: Interim Revisions
Hotels, Motels and Apartment Motels

The Director reported that he met with the Zoning Ordinance Committee last evening and the proposed revisions discussed at the last Planning Commission meeting were reviewed very thoroughly, including congested areas, off-street parking, and the area around the University. He said some thought was given to providing parking within 300 feet of buildings instead of on individual lots.

Mr. Barrow said he thought the element which the Commission should keep constantly in mind is the housing situation around the University which must be solved with some reasonable requirements. Mr. Jackson called attention to the 35,000 students expected which will need to be cared for. Mr. Brunson said that with the cost of land he did not see much need for off-street parking. A brief discussion was held on the parking provided by the University and other available parking in this area.

Mr. Osborne said he feels that a better ordinance results from raising questions and studying them. He reported that he did discuss with the Zoning Ordinance Committee the matter of whether something should be done about the revisions under consideration before a conclusion is reached regarding the University area. He then presented the following items which should be studied:

1. Density.
2. The problems with high density development. These are potential problems and may be avoided by good planning.
3. What is needed for an outlying apartment house.

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4. What is needed for close-in apartment houses.
5. What is needed for a dormitory.

A general discussion followed which brought out the following factors:

1. Control over apartment development depends somewhat on where it is located, density, excessive traffic and overcrowding.
2. Demand for open space in places other than the University area is declining. Playing is now done in playfields and where you have several blocks of tall buildings covering most of the block with parking and service area instead of open area, we might need to think of providing a block of open area for use of these people. There is a question of who would provide this area.
3. Instead of housing 18,000 people in the University area we can provide for 40,000 but not by zoning. Some students are moving out into apartments in outer areas and this might tend to stabilize the development in the University area.
4. A study by the Department of 666 apartment units showed there were 1366 people with 1000 automobiles and 860 parking spaces. These were not near the University.
5. Since this problem involves students, the cooperation of the University will be necessary. The dispersal of students around the city presents a bad situation without supervision and the problem is whether or not we can encourage some solution.
6. There is a changing in thinking on what can be paid for land with relation to rental per unit.
7. Access streets tying into these apartment areas are very important. The area west of Lamar Boulevard does not have the traffic arteries to provide for too high density.

The Director then presented information of present regulations with regard to apartments, apartment hotels, and hotel-motel uses and some suggested changes in the area and parking requirements. He mentioned that the Zoning Ordinance Committee has considered an apartment unit of 3500 square feet which is intended for good areas. Mr. Barrow brought up the question of the requirements as applied to two-story apartments where the first floor is used for parking and stated that he is planning such type of development. The Director said that had not been taken into consideration and there might be a premium on that type of apartment, possibly 20 per cent, and Mr. Jackson felt that the premium would be greater.

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Mr. Osborne then asked for suggestions on whether or not something should be done now or wait with all changes until the new Ordinance is adopted. He noted that up to this point the above revisions are what the other committee generally approves. Mr. Barrow felt that whatever is agreed upon by the Director and the Planning Commission should be coordinated with the Zoning Ordinance Committee. Mr. Kinser suggested that this should be studied very carefully and called attention to the effect any zoning changes made now could have on the over-all pattern under a new zoning ordinance. Mr. Barrow felt there should be a meeting of the Commission with the City Council preliminary to the revisions and that no complicated change in the Ordinance should be made without a discussion with them. It was then generally

AGREED: That this matter would be given further study and consideration.

ADJOURNMENT

The meeting was adjourned at 10:00 p.m.


Hoyle M. Osborne
Executive Secretary

APPROVED:


Chairman